

City Council
Atlanta, Georgia

08- 0 -1264

AN ORDINANCE
BY: ZONING COMMITTEE

Z-08-39
Date Filed: 5-29-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **903 Huff Road, N.W.**, be changed from the I-2 (Heavy Industrial) District/Beltline Overlay District to the MRC-3/Beltline Overlay District (Mixed Residential Commercial) District,, to wit:

ALL THAT TRACT or parcel of land lying in Land Lots 151 and 188, 17th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2-08-39

LEGAL DESCRIPTION:

ALL THAT PIECE PARCEL OR LOT OF LAND LYING AND BEING IN LAND LOTS 151 & 188 OF THE 17th DISTRICT, FULTON COUNTY GEORGIA WITHIN THE CITY OF ATLANTA AND BEING MORE FULLY SHOWN AND DESIGNATED ON A BOUNDARY SURVEY FOR ARCHSTONE COMMUNITIES PREPARED BY HIGHLAND ENGINEERING, INC. DATED MAY 20, 2008 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT THE INTERSECTION OF BOOTH STREET (40' R/W) AND HUFF ROAD (40' R/W) SAID INTERSECTION BEING THE POINT-OF-COMMENCEMENT, (P.O.C.); THENCE CONTINUING ALONG THE CENTERLINE OF HUFF ROAD (40' R/W) NORTH 56 DEGREES 24 MINUTES 25 SECONDS WEST (N56°24'25"W) A DISTANCE OF 304.33' TO A POINT ON THE CENTERLINE OF A BRIDGE INTERSECTING SEABOARD RAILROAD; THENCE TURNING AND LEAVING SAID BRIDGE NORTH 72 DEGREES 58 MINUTES 50 SECONDS EAST (N72°58'50"E) A DISTANCE OF 63.21' TO A #4 REBAR FOUND, SAID REBAR BEING THE POINT-OF-BEGINNING, (P.O.B.).

FROM THE POINT-OF-BEGINNING (P.O.B.), THENCE CONTINUING NORTH 15 DEGREES 19 MINUTES 44 SECONDS EAST (N15°19'44"E) A DISTANCE OF 210.12' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING NORTH 89 DEGREES 22 MINUTES 43 SECONDS EAST (N89°22'43"E) A DISTANCE OF 62.56' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING NORTH 00 DEGREES 46 MINUTES 36 SECONDS WEST (N00°46'36"W) A DISTANCE OF 198.02' TO A #4 REBAR FOUND; THENCE TURNING AND LEAVING THE COMMON LINE OF SEABOARD RAILROAD NORTH 89 DEGREES 21 MINUTES 43 SECONDS EAST (N89°21'43"E) A DISTANCE OF 200.08' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING SOUTH 00 DEGREES 27 MINUTES 46 SECONDS EAST (S00°27'46"E) A DISTANCE OF 255.20' TO AN OPEN TOP PIPE FOUND; THENCE CONTINUING SOUTH 39 DEGREES 28 MINUTES 44 SECONDS EAST (S39°28'44"E) A DISTANCE OF 781.17' TO AN OPEN TOP PIPE FOUND; THENCE TURNING AND CONTINUING SOUTH 83 DEGREES 33 MINUTES 32 SECONDS WEST (S83°33'32"W) A DISTANCE OF 7.43' TO A #4 REBAR FOUND AT THE NORTHERN RIGHT-OF-WAY OF HUFF ROAD (40' R/W), THENCE TURNING AND CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 63 DEGREES 35 MINUTES 53 SECONDS WEST (N63°35'53"W) A DISTANCE OF 288.73' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING NORTH 66 DEGREES 16 MINUTES 08 SECONDS WEST (N66°16'08"W) A DISTANCE OF 162.25' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING NORTH 68 DEGREES 21 MINUTES 03 SECONDS WEST (N68°21'03"W) A DISTANCE OF 93.19' TO A 1 INCH IRON ROD FOUND; THENCE TURNING AND CONTINUING NORTH 68 DEGREES 18 MINUTES 18 SECONDS WEST (N68°18'18"W) A DISTANCE OF 80.76' TO A POINT; THENCE TURNING AND CONTINUING NORTH 55 DEGREES 16 MINUTES 51 SECONDS WEST (N55°16'51"W) A DISTANCE OF 114.80' TO A POINT; THENCE TURNING AND CONTINUING NORTH 55 DEGREES 13 MINUTES 06 SECONDS (N55°13'06"W) A DISTANCE OF 59.64' TO A POINT; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY NORTH 43 DEGREES 59 MINUTES 02 SECONDS WEST (N43°59'02"W) A DISTANCE OF 136.34' TO A #4 REBAR FOUND AT THE COMMON LINE OF SEABOARD RAILROAD; SAID REBAR BEING THE POINT-OF-BEGINNING, (P.O.B.)

SAID PARCEL CONTAINS 5.36± ACRES = 233,774± SQ.FT.


 RECEIVED

MAY 29 2008

Bureau of
Planning